



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JL for* Jennifer Steingasser, Deputy Director
Development Review and Historic Preservation

DATE: March 20, 2015

SUBJECT: **Setdown Report for ZC #15-03**, Consolidated PUD and related Zoning Map Amendment from R-5-B to R-5-C, 1309 – 1315 Clifton Street NW (Square 2866, Lots 831 and 838)

I. RECOMMENDATION

OP recommends setdown of the consolidated PUD and PUD-related map amendment from the R-5-B District to the R-5-C District requested by Aria Development Group (the “Applicant”) to permit redevelopment of the property at 1309 – 1315 Clifton Street NW (Square 2866, Lots 831 and 838) (the “Property”), an approximately .68 acre site. The two existing market rate rental apartment buildings with 48 units total would be replaced with one six-story apartment building comprised of 155 to 170 residential units (118,800 square feet) above 36 below-grade parking spaces. The proposed overall 4.0 Floor Area Ratio (FAR) is consistent with the maximum permitted FAR under the R-5-C PUD (4.0 FAR). The Applicant was introduced to the Project by the Latino Economic Development Center, which was working with the two tenant associations under the Tenant Opportunity to Purchase Act (TOPA). All tenants were given the option to return to Property at the same rents that they are currently paying.

The proposal conforms to the Comprehensive Plan’s policy objectives for the Mid City Area and would advance three key goals by constructing an infill residential project with a preservation component and the provision of affordable housing. The Property is intended for medium density residential development. The Generalized Policy Map locates the site within a Neighborhood Conservation Area, where the goal is to conserve and enhance established neighborhoods, as proposed with this project.

OP informed the applicant that the following information should be provided prior to the public hearing:

- *Revised plans showing treatment of public space (eliminate proposed retaining walls along Clifton Street NW and remove striping for parking in alley);*
- *Discussion of the requested parking flexibility, including the inability to provide a full below grade level parking level, its impacts on the surrounding neighborhood, and the building’s inclusion/exclusion in DDOT’s RPP program, the Traffic Study, and proposed Transportation Demand Management (TDM) measures;*
- *Additional information regarding the unit mix and location of affordable units;*

- *Additional detail regarding the environmental benefits;*
- *Additional information regarding the extent of employment and training opportunities; and*
- *A refined amenities package commensurate with the requested flexibility.*

II. SITE AND SURROUNDING AREA

The property, located on Clifton Street NW, between 13th and 14th Street NW, is currently developed with two market rate apartment buildings. The apartment building at 1309 Clifton Street NW is a three-story building constructed circa 1954 that contains 18 units and provides four parking spaces. The apartment building at 1315 Clifton Street NW is a four-story building constructed circa 1909 that contains 30 units. Both apartment buildings have not been renovated in a number of years and lack modern conveniences. The Applicant is proposing to maintain a portion of the building at 1315 Clifton Street (a footprint of approximately 2,240 square feet) and is proposing to demolish the remainder of the building, as well as the apartment building at 1309 Clifton Street NW.

The Property is bounded by a public alley that ranges from 20 to 35 feet in width to the north, Clifton Street NW to the south, a multifamily condominium building to the east, and another condominium building to the west. The Property is on the southern edge of the Columbia Heights neighborhood, and is close to the U Street/14th Street Corridor. The immediate neighborhood is primarily zoned R-5-B, with the properties along 14th Street to the west in the C-2-B District. Properties to the north and east are in the R-4 District.

The surrounding area is predominantly residential (medium density apartment buildings, small apartment buildings of three to ten units, and flats) with nearby commercial and institutional uses. The Property is located in the vicinity of the Columbia Heights and U Street-Cardozo Metrorail Stations (approximately one-half mile). The nearest Capital Bikeshare station is approximately 900 feet from the Property. Three Metrobus routes are within 400 feet and the Property also is served by the Circulator bus.

The area surrounding the Property has experienced strong residential and retail growth. Among the major new and existing developments are the DC USA retail development at the Columbia Heights Metro Station; The Louis at 14th, a mixed-use residential and retail development; Capitol View on 14th, a mixed-use residential and retail development; JBG's planned mixed-use development at 13th and U Streets; Highland Park, a mixed-use residential and retail development at the Columbia Heights Metro Station; and the Howard University campus, including new buildings proposed under the Campus Plan.

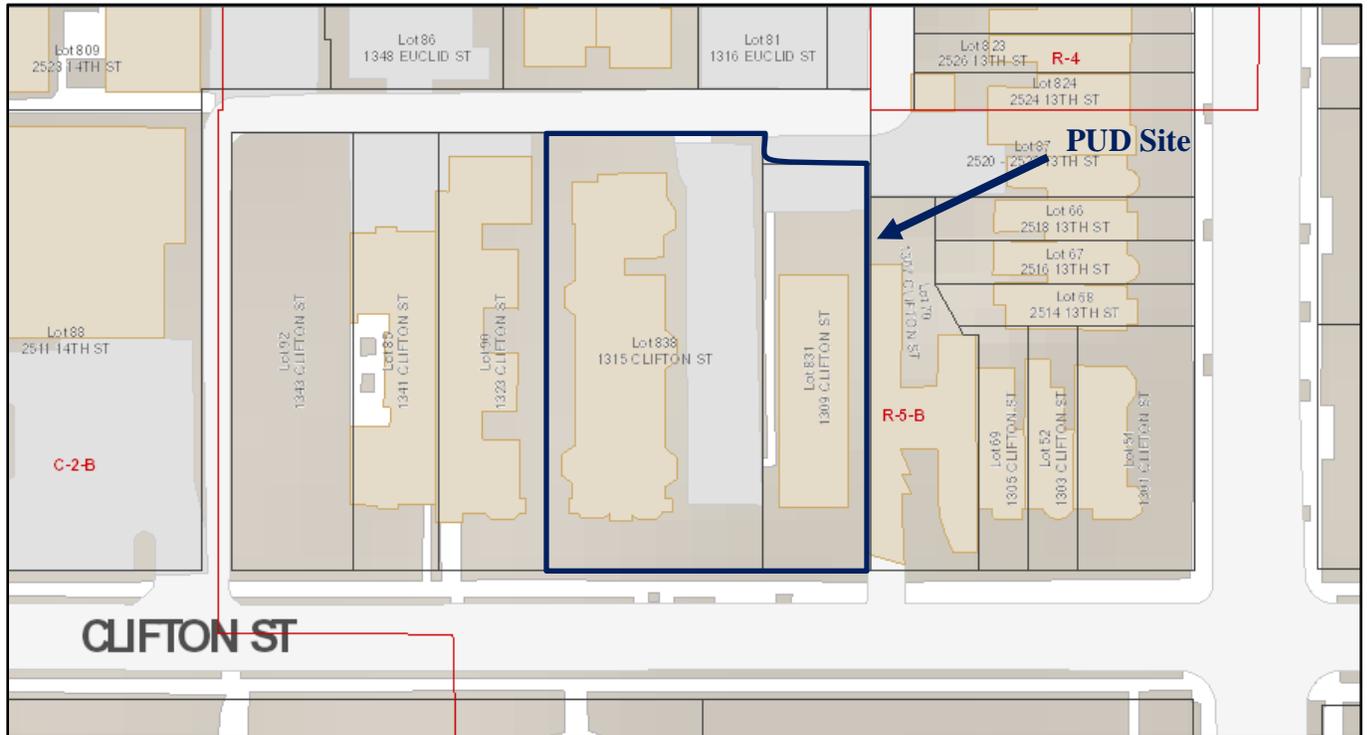


Figure 1: Location and Zoning Map

III. PROJECT DESCRIPTION

Location:	Square 2866, Lots 831 and 838. Generally, a rectangular-shaped property bounded by Clifton Street NW to the south, an improved alley to the north, and existing condominium buildings to the east and west. The Property is within one-half mile of the Columbia Heights and U Street-Cardozo Metro Stations.
Ward/ANC:	Ward 1, ANC 1B
Applicant/Owner:	Aria Development Group
Current Zoning:	R-5-B Moderate Density Residential
Existing Use of the Property:	Two apartment buildings – one three-story (18 dwelling units) and one four-story (30 dwelling units).
Comprehensive Plan Future Land Use Map Designation:	Medium Density Residential
Property Size:	29,700 square feet (0.68 acres)
Proposal:	Together with a related map amendment to R-5-C, develop a 60-foot residential apartment building of masonry, metal panel, and stone construction with approximately 155-170 residential units. (See Plans A-15 through A-20) ¹ .

¹ All references to “Plans” include the Applicant’s submitted plans dated February 6, 2015, Exhibit 1A4 – 1A7.

The total Gross Floor Area (GFA) is 118,800 square feet or an FAR of 4.0². The proposed FAR is greater than what would be permitted in the base R-5-B zone (1.8 max.; 2.16 with IZ) but is consistent with the 4.0 FAR permitted for an R-5-C/PUD.

No less than 10% of the GFA would be affordable with no less than 8% of GFA for tenants at 50% of Area Median Income (AMI).

36 parking spaces would be provided in a below-grade parking structure. 80 long term and 10 short term bicycle parking spaces would be provided. Parking, loading and trash collection would be accessed via the 20-foot improved alley at the rear of the Property.

Relief and Zoning:

Pursuant to 11 DCMR Chapter 24, the Applicant/Owner seeks:

1. Consolidated PUD and related map amendment to the R-5-C District;
2. Flexibility from Rear Yard Requirement (§ 404.1);
3. Flexibility from Side Yard Requirement (§ 405.6);
4. Flexibility from Parking Requirement (§ 2101.1);
5. Flexibility from Loading Requirements (§ 2200.1); and
6. Flexibility from Roof Structure Requirements (§§ 400.7(b) and 411.5).

Additional discussion of the requested flexibility can be found in **Section V** of this report.

The Applicant is working with ANC 1B to refine the amenity package prior to the public hearing.

IV. COMPREHENSIVE PLAN AND PUBLIC POLICIES

The proposed PUD must not be inconsistent with the Comprehensive Plan and with adopted public policies (§ 2403.4). The development proposal is not inconsistent with the Future Land Use and Generalized Policy Maps and would further objectives of the Land Use, Transportation, Urban Design, Housing and Mid-City Area elements and their related policies.

A. Generalized Policy Map

The Generalized Policy Map locates the Property within a “Neighborhood Conservation Area.” These areas have very little vacant or underutilized land and are primarily residential in character. The diversity of land uses and building types in these areas should be maintained and new development and alterations should be compatible with the existing scale and architectural character of each area.

² Does not include penthouse GFA of 10,989 square feet or .37 FAR permitted per Zoning Regulation 411.7

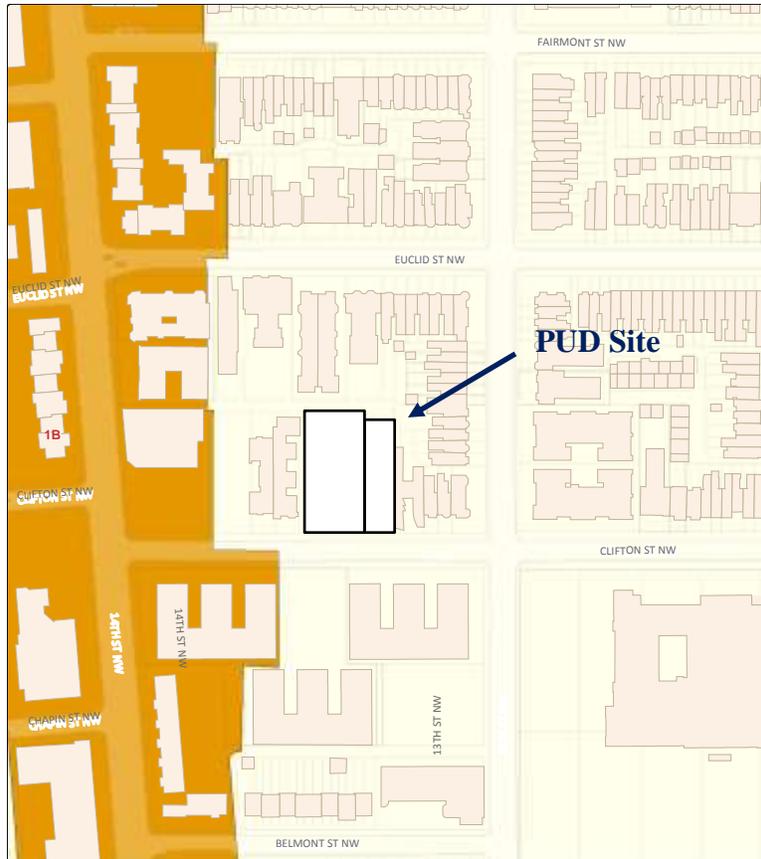


Figure 2: Comprehensive Plan Generalized Policy Map

B. Future Land Use Map

The Future Land Use Map indicates that the property is in the Medium Density Residential land use category. The proposed map amendment to the R-5-C District and the proposed density are not inconsistent with this designation. A mid-rise apartment building would be an appropriate use.

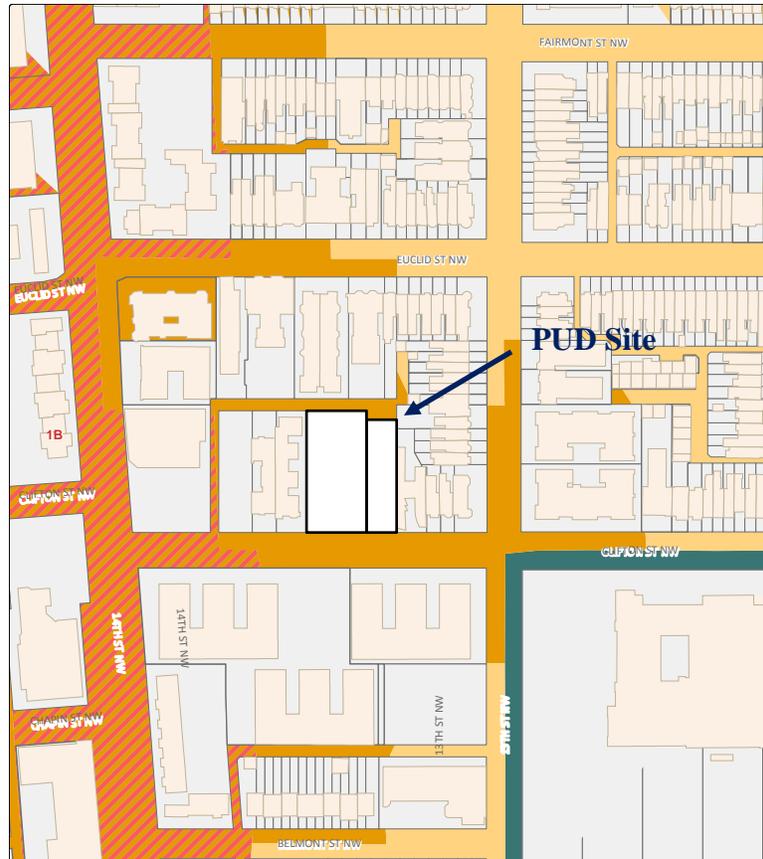


Figure 3: Future Land Use Map

C. Comprehensive Plan Policies

The Property is located in the Mid-City Area of the Comprehensive Plan. There are several policies within the Mid-City Area Element, as well as policies in the Citywide Framework (primarily the Land Use Element), which encourages retention of Mid-City as a mixed-income community by protecting the area’s existing stock of affordable housing units and promoting the construction of new affordable units. A map amendment-related PUD development facilitated by the regulations of the R-5-C District would help achieve the applicable policies.

Mid-City Area Element

The Property is located in the Mid-City Area Element of the Comprehensive Plan. The project would be consistent with the following policies and actions of the Area Element:

- ***Policy MC-1.1.1: Neighborhood Conservation*** - Retain and reinforce the historic character of Mid-City neighborhoods, particularly its row houses, older apartment houses, historic districts, and walkable neighborhood shopping districts. The area’s rich architectural heritage and cultural history should be protected and enhanced. (Comprehensive Plan § 2008.2)
- ***Policy MC-1.1.3: Infill and Rehabilitation*** – Encourage redevelopment of vacant lots and the rehabilitation of abandoned structures within the community, particularly along Georgia Avenue, Florida Avenue, 11th Street, and North Capitol Street, and in the Shaw,

Bloomingtondale, and Eckington communities. Infill development should be compatible in scale and character with adjacent uses. (§ 2008.4)

- ***Policy UNE-1.1.7: Protection of Affordable Housing*** – *Strive to retain the character of Mid-City as a mixed income community by protecting the area’s existing stock of affordable housing units and promoting the construction of new affordable units. (§ 2008.8)*

The proposed Project is consistent with the policies of the Mid City Area Element, as it is an infill residential project that features the preservation of existing architectural fabric, as well as an affordable housing component.

Land Use Element

- *The city’s aging building stock still requires refurbishment and replacement. The renewed popularity of city living generates the need for more housing and new amenities. 300.4*
- *Land use changes have the potential to make the city more vibrant, economically healthy, exciting, and even more environmentally sustainable than it is today. 300.5*

The proposed Project would result in the replacement of aging housing stock with new residential rental units, including the provision of affordable housing beyond that which is required.

- ***Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods*** – *Recognize the importance of balancing goals to increase the housing supply and expand neighborhood commerce with parallel goals to protect neighborhood character, preserve historic resources, and restore the environment. The overarching goal to “create successful neighborhoods” in all parts of the city requires an emphasis on conservation in some neighborhoods and revitalization in others. 309.8*
- ***Policy LU-2.1.10: Multi-family Neighborhoods*** – *Maintain the multi-family residential character of the District’s Medium and High-Density residential areas. Limit the encroachment of large scale, incompatible commercial uses into these areas, and make these areas more attractive, pedestrian-friendly, and transit accessible. 309.15*

The Applicant is proposing a multi-family apartment building on an underutilized property. The proposed development would result in a net increase of a minimum of 107 units.

- ***Policy LU-2.2.4: Neighborhood Beautification*** – *Encourage projects which improve the visual quality of the District’s neighborhoods, including landscaping and tree planting, facade improvement, anti-litter campaigns, graffiti removal, improvement or removal of abandoned buildings, street and sidewalk repair, and park improvements. 310.5*

The 1300 block of Clifton Street NW includes development from the 1920s to the present and exhibits an eclectic mix of residential buildings, ranging in height from two to six stories. The proposed apartment building would establish a more clearly defined street edge at Clifton Street. The existing façade at 1315 Clifton Street NW, which would be preserved, is set back 27 feet from the front property line and the proposed new construction would be set back 10 feet from

the property line. This front setback area would feature foundation plantings and other landscaping. The development would include sidewalk improvements of bike racks and additional street trees. The retaining walls in the public space along Clifton Street NW and the proposed modifications to the grade in public space are problematic. *Policy E-1.3.2: Grading and Vegetation Removal* of the Comprehensive Plan, “[e]ncourage[s] the retention of natural vegetation and topography on new development sites.”

Transportation Element

- ***Policy T-1.1.4: Transit-Oriented Development*** – Support transit-oriented development by investing in pedestrian-oriented transportation improvements at or around transit stations, major bus corridors, and transfer points. 403.10

The subject property is located within one-half mile of the Columbia Heights and U Street-Cardozo Metro Stations and is proximate to the 14th Street Metrobus corridor. The subject property is served by amenities, including grocery and drug stores, restaurants, and gyms, within walking distance. Residents of the building should be able to meet daily needs and services without having to drive.

- ***Policy T-2.3.3: Bicycle Safety*** – Increase bicycle safety through traffic calming measures, provision of public bicycle parking, enforcement of regulations requiring private bicycle parking, and improving bicycle access where barriers to bicycle travel now exist. 409.10

The Applicant is proposing to provide 80 long term bicycle spaces in a secure location within the building and is also proposing a bicycle workshop area adjacent to the bicycle parking location. The Applicant has proposed 10 short term bicycle parking spaces that would be provided at street level on Clifton Street NW.

Urban Design Element

- ***Policy UD-2.2.1: Neighborhood Character and Identity*** – Strengthen the defining visual qualities of Washington’s neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context. 910.6
- ***Policy UD-2.2.5: Creating Attractive Facades*** – Create visual interest through well-designed building facades, storefront windows, and attractive signage and lighting. Avoid monolithic or box-like building forms, or long blank walls which detract from the human quality of the street. 910.12
- ***Policy UD-2.2.7: Infill Development*** – Regardless of neighborhood identity, avoid overpowering contrasts of scale, height and density as infill development occurs. 910.15
- ***Policy UD-2.2.9: Protection of Neighborhood Open Space*** – Ensure that infill development respects and improves the integrity of neighborhood open spaces and public areas. Buildings should be designed to avoid the loss of sunlight and reduced usability of neighborhood parks and plazas. 910.18

The proposed development would be an “I”-shaped building with one north-south bar and two east-west bars. A portion of the façade of the 1909 Italianate Revival style apartment building at 1315 Clifton Street NW would be preserved and incorporated into the façade of the new apartment building. The existing façade would be complemented by a 6 story, contemporary masonry structure to the east and north. The proposed development would feature two landscaped courtyards at the north and south property lines, as well as a green roof.

Housing Element

- ***Policy H-1.1.1: Private Sector Support*** – Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. 503.2
- ***Policy H-1.1.3: Balanced Growth*** – Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing. 503.4
- ***Policy H-1.2.1: Affordable Housing Production as a Civic Priority*** – Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city. 504.6
- ***Policy H-2.1.1: Protecting Affordable Rental Housing*** – Recognize the importance of preserving rental housing affordability to the well-being of the District of Columbia and the diversity of its neighborhoods. Undertake programs to protect the supply of subsidized rental units and low-cost market rate units. 509.5

The Applicant is proposing to replace two-market rate rental apartment buildings (48 dwelling units) that have suffered from deferred maintenance with a new 155-170 unit rental apartment building. The Applicant has committed to no less than 10% of the GFA to be dedicated to affordable units (16 – 17 units), with no less than 8% of the GFA for tenants at 50% of AMI (12 units). The Applicant is proposing that 22% of the units would be studios; 66% would be 1 bedroom or 1 bedroom plus den; and 12% would be 2 or 3 bedroom units.

For those tenants choosing to return, the Applicant has established a tenant relocation plan, which includes a stipend to cover relocation costs and other expenses. Elderly or disabled tenants may select the relocation stipend or a studio in a property owned by the Applicant that is located in the neighborhood. Should a studio not be available, the Applicant would pay the difference between the tenant’s current rent and the rent for a one-bedroom apartment in the Columbia Heights neighborhood.

Environmental Protection Element

- ***Policy E-3.1.1: Maximizing Permeable Surfaces*** – Encourage the use of permeable materials for parking lots, driveways, walkways, and other paved surfaces as a way to absorb stormwater and reduce urban runoff. 613.2

- **Policy E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff** – Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. 613.3
- **Policy E-3.1.3: Green Engineering** – Promote green engineering practices for water and wastewater systems. These practices include design techniques, operational methods, and technology to reduce environmental damage and the toxicity of waste generated. 613.4
- **Policy E-3.2.1: Support for Green Building** – Encourage the use of green building methods in new construction and rehabilitation projects, and develop green building methods for operation and maintenance activities. 614.2

The Applicant is proposing a LEED certified building that would include a green roof, underground cistern for stormwater capture, as well as the use of permeable pavers.

V. ZONING

The following table compares the matter-of-right standards of the underlying R-5-B and R-5-C District with the R-5-C/PUD proposed for the project.

Standard	R-5-B	R-5-C	R-5-C/PUD	Proposed	Flexibility
Area (sq. ft.)	-	-	-	29,700 sq. ft.	
Height (ft.)	50 ft.	60 ft.	75 ft.	60 ft.	
Lot Occupancy (%)	50%	75%	75%	71%	
FAR (max.)	1.8	3.0	4.0	4.0	
GFA (sq. ft.)	-	-	-	118,800 sq. ft.	
Number of Units	-	-	-	155 – 170	
IZ	10% of GFA of res. use	8% of GFA of res. use	8% of GFA of res. use	10% of GFA of res. use	
Rear Yard (ft.)	4 in. per foot of height, but not less than 15 ft.	4 in. per foot of height, but not less than 15 ft.	4 in. per foot of height, but not less than 15 ft.; 17 ft. 10 in. req.	1 ft.	Requested
Side Yard (ft.)	None req.; if prov. 3 in. per foot of height but not less than 8 ft.	None req.; if prov. 3 in. per foot of height but not less than 8 ft.	None req.; if prov. 3 in. per foot of height but not less than 8 ft.; 15 ft. req.	10 ft.	Requested
Parking	1 sp./3 du	1 sp./3 du	1 sp./3 du 52 – 57 sp. req.	36	Requested
Loading	1 55 ft. berth; 1 200 sq. ft. platform; 1 20 ft. delivery space	1 55 ft. berth; 1 200 sq. ft. platform; 1 20 ft. delivery space	1 55 ft. berth; 1 200 sq. ft. platform; 1 20 ft. delivery space	1 30 ft. berth 1 200 sq. ft. platform Shared loading and delivery	Requested
Roof Structure	1 enclosure with enclosing walls of equal height	1 enclosure with enclosing walls of equal height	1 enclosure with enclosing walls of equal height	Multiple enclosures with enclosing walls of varied heights	Requested

Flexibility

The Applicant has requested flexibility from several zoning requirements under the provisions of § 2405.7.

- *Rear Yard (§ 404.1)* – The required rear yard for the Project is 17 feet and 10 inches. The Project would provide a minimum rear yard of one foot. The reduction in the rear yard should not adversely impact the adjoining properties and would allow for the preservation of the existing façade at 1315 Clifton Street NW, which is set back 27 feet from the front property line.
- *Side Yard (§ 405.6)* – A side yard is not required; however, since one is provided it must be a minimum of 15 feet in width. The Project would provide a side yard of 10 feet at the western property line. The substandard side yard would be mitigated by the landscaped open court. The property to the west at 1323 Clifton Street NW provides separation from the subject property via a side yard setback and multiple open courts.
- *Parking (§ 2101.1)* – The required parking is 54-57 spaces; however, the Applicant is proposing to provide 36 spaces. Although shown on some plan sheets, the Applicant is not proposing any parking on the alley to the rear of the Property. The Applicant has stated that the provision of an additional level of below-grade parking would be cost-prohibitive and that a full level of below-grade parking would result in the loss of mechanical, utility, and building amenity space. The Applicant should provide additional information prior to the public hearing.
- *Loading (§ 2200.1)* – One 55-foot loading berth, one 200-square foot loading platform, and one 20-foot delivery space would be required. The Applicant is proposing to provide one 30-foot loading berth and one 200-square foot loading platform. Given the residential nature of the building, a 30-foot loading berth should be sufficient to accommodate tenant move-in and move-out. The Applicant did not specify that relief was requested from the 20-foot delivery space requirement and should provide additional information prior to the public hearing.
- *Roof Structure (§§ 400.7(b) and 411.5)* – The Applicant is requesting flexibility to permit multiple roof structures with enclosing walls of varying height, with one roof structure that does not meet the required zoning setback. The Applicant is proposing multiple roof structures that rise to a maximum height of 18 feet and 6 inches. The lowest tier will rise 11 feet and 4 inches above the roof, the second tier will rise an additional 4 feet, and the elevator overrun (third tier) will rise another 1 foot and 2 inches. The second tier of the roof structure would not meet the required 17 feet and 4 inch setback as it would be setback 14 feet and 10 inches from the open court at the western property line and 13 feet and 6 inches from the western side yard. With respect to the requested flexibility for setback, the Applicant should provide additional information with respect to whether the preservation of a portion of the existing building at 1315 Clifton Street NW is driving the location of the building core, and subsequent need for relief, in the western portion of the development.

VI. PUD EVALUATION STANDARDS

The purpose and standards for PUDs are outlined in 11 DCMR, Chapter 24. Section 2400.1 and 2400.2 state that, “[t]he PUD process is designed to encourage high quality developments that provide public benefits.... The overall goal is to permit flexibility of development and other

incentives, such as increased building height and density; provided, that the project offers a commendable number or quality of public benefits and that it protects and advances the public health, safety, welfare, and convenience.” The Applicant has requested various flexibilities detailed above and also offers several public benefits and amenities.

Per § 2403.3 PUD Evaluation Standards, the PUD regulations state that “[t]he impact of the project on the surrounding area and upon the operations of city services and facilities shall not be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project.”

Sections 2403.5 through 2403.13 of the Zoning Regulations state the definition and evaluation standards of public benefits and project amenities. Public benefits are tangible, quantifiable superior features of a proposed PUD that benefit the surrounding neighborhood or public in general to a significantly greater extent than would likely result from a by right project. A project amenity is type of public benefit that is a functional or aesthetic feature of a development that adds to the attractiveness, convenience or comfort of the occupants and immediate neighbors.

In its review of a PUD application, § 2403.8 states that “...the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.” To assist in the evaluation, the Applicant is required to describe amenities and benefits, and to “show how the public benefits offered are superior in quality and quantity to the typical development of the type proposed...” (§2403.12).

The Applicant has offered the following amenities and benefits as an offset to the additional development gained through the application process:

(a) Urban design, architecture, landscaping, or creation or preservation of open spaces

The Project would retain and incorporate an existing façade that could help to maintain a sense of neighborhood character. The preservation of the existing façade results in a varied front building plane, with a deep landscaped setback at the existing building and a more modern façade closer to the street edge at the new portion of the building. The new portion of the building would align with development at the eastern property line. The building features large landscaped courtyards at the western and eastern edges. The Applicant is proposing high quality materials, including masonry and stone that are reflective of development in the surrounding neighborhood.

(b) Site planning, and efficient and economical land utilization

The proposed development demonstrates efficient use of the site, while preserving a portion of the existing building at 1315 Clifton Street NW. The front setback and landscaped courts provide open space and continuity with existing residential development on the block. The Project features two residential entrances from Clifton Street. Vehicular access is limited to the alley and there would be no curb cuts on Clifton Street.

(c) Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts

The Property is located in a transit-rich area within one-half mile of the Columbia Heights and U Street-Cardozo Metro Stations. Thirty-six parking spaces would be provided in a below-grade parking structure. Eighty long term and ten short term bicycle parking spaces would be provided. OP has requested that the applicant provide additional information regarding the proposed TDM measures for the site.

(d) Historic preservation of private or public structures, places, or parks

Although the Applicant is proposing to preserve a portion of the existing building at 1315 Clifton Street, the structure is not in a designated historic district, nor is it a designated historic landmark. The Applicant is not proposing to pursue incentives (tax credits or zoning allowances) related to the renovation of historic structures.

(e) Employment and training opportunities

The Applicant states that the project would provide jobs during the construction phase of the project and additional building management employment opportunities upon completion of construction. OP encourages the Applicant to provide additional details regarding the number of potential jobs provided.

(f) Housing and affordable housing

The Project would create 155-170 new residential units, where 48 market rate units currently exist. Up to 11,880 gross square feet (10% of GFA) would be provided as affordable housing, 2,376 square feet in excess of that required in the R-5-C District. Eight percent of the GFA would be reserved for households making 50% or less of the AMI and 2% of the GFA would be reserved for households making 80% of the AMI. The provision of affordable housing would exceed what would have been required through a matter-of-right development under the existing zoning.

(g) Social services/facilities

No social services/facilities are to be provided by this proposal.

(h) Environmental benefits

The Applicant is proposing to construct a LEED certified building that would feature green roofs, stormwater catchment (cistern and permeable pavers), landscape improvements, energy efficient lighting and appliances, low-flow plumbing fixtures, bike parking, TDM, recycled or local/regional materials, and a high-reflectance roofing system. The proposal would exceed the required GAR (0.39 provided; 0.30 required). OP has indicated to the Applicant that LEED certification would not be considered an environmental benefit and has encouraged the Applicant to seek silver (LEED v. 4.0), gold or platinum certification.

(i) *Uses of special value to the neighborhood or the District of Columbia as a whole*

The amenity package is not fully developed at this time and the Applicant continues to work with ANC 1B to ensure the Project meets the goals of the District and the community.

(j) *Other public benefits and project amenities*

No other public benefits and project amenities are being provided by this proposal.

VII. AGENCY REFERRALS

If this application is set down for a public hearing, OP will refer it to the following District agencies for review and comment:

- District Department of Housing and Community Development (DHCD);
- District Department of the Environment (DDOE);
- District Department of Transportation (DDOT);
- DC Water; and
- District Department of Public Works.

VIII. COMMUNITY OUTREACH

The site is located in Advisory Neighborhood Commission (ANC) 1B. The Applicant has met with ANC 1B's Zoning, Preservation and Development Committee. OP encourages the Applicant to continue its community outreach efforts throughout the public review process.

IX. CONCLUSION

The proposed PUD is not inconsistent with the Comprehensive Plan and OP recommends the application be set down for a public hearing. OP will continue to work with the Applicant to respond to any Zoning Commission requests for additional information prior to the public hearing.

JS/emv